

Project Application

Land Use Department

Paid 8/14/13 - 274.00
Check # 7859

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

Case Number 201-42-GR/HCO/13/SR Project Name: Barrington Mulch + Flower Date 8/14/2013

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ☐ Design Review ☐ Development of Regional Impact ☐

FORMAL APPLICATION:

Subdivision Type: Major ☐ Minor ☐ Conventional ☐ Conservation ☐
Site Plan Review: Major ☐ Minor ☒
Conditional Use Permit ☐ Sign Permit ☐ Boundary Line Adjustment ☐ Special Permit ☐
Change of Use ☐ Extension for Site Plan or Subdivision Completion ☐
Amendment to Subdivision/Site Plan Approval ☒ Other ☐

Project Name: BARRINGTON MULCH + FLOWER Area (Acres or S.F) 5.49 Ac

Project Address: # 836 WASHINGTON STREET, BARRINGTON

Current Zoning District(s): (GR) GENERAL RESIDENTIAL Map(s) 207 Lot(s) 42

Request: (HCO) Highway Commercial Overlay

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

Owner: GERALD SR. & LORI EMERSON
Company: EMERSON TRUCKING
Phone: 603 833-1245 Fax: E-mail: l.emerson@emersontrucking.net
Address: 836 WASHINGTON ST, BARRINGTON, NH

Applicant (Contact): JASON POHOPEK
Company: JASON POHOPEK DESIGN + CONSTRUCTION, LLC
Phone: 603-842-2467 Fax: E-mail: J46PC@YAHOO.COM
Address: PO BOX 651 BARRINGTON, NH 03825

Developer:
Company:
Phone: N/A Fax: E-mail:
Address:

Architect:
Company:
Phone: N/A Fax: E-mail:
Address:

Engineer:
Company:
Phone: N/A Fax: E-mail:
Address:

Lori Emerson
Owner Signature
Barbara Irvine
Staff Signature

[Signature]
Applicant Signature
8/14/13
Date

LAND USE OFFICE

AUG 14 2013

RECEIVED

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME BARRINGTON MULCH & FLOWER CASE FILE NUMBER _____

PROJECT LOCATION 836 WASHINGTON ST, BARRINGTON

DATE OF APPLICATION 8/14/2013

Property Details:

Single-Family _____ Residential _____ Multi-Family Residential _____ Commercial _____ Industrial _____

Current Zoning: GR Lot Area Size 5.49 AC.

Setbacks: Front _____ Side _____ Rear _____

Parking Spaces Required: _____ Parking Spaces Provided: _____

Please describe your project and its purpose and intent. You may attach a typed description.

SEE ATTACHMENT

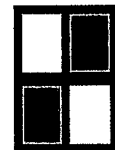
LAND USE OFFICE



Pohopek Land Surveying & Septic System Design, LLC

PO Box 651, Barrington, NH 03825 Phone: 603 842 2467

E mail: j46p@yahoo.com



SITE REVIEW NARRATIVE

In 2006, the Barrington Planning Board approved the mixed use operation of Emerson Trucking through the Site Plan Review process. Since that time, the owners of record have lived on the premise and operated a heavy hauling trucking business in accordance with Site Plan Review approval. Currently, Emerson Trucking consist of 4 employees, two of which are owners. The owners are now requesting a revision to their previously approved mixed use permit to incorporate a proposed retail business. The name of the proposed business will be "Barrington Mulch & Flower". This business would sell bark mulch, specialized aggregate, plants, flowers and homemade garden art. The business would service residential and light commercial clients. The light commercial type clients that are anticipated are local small sized landscape and hardscape companies. The owners anticipate having 5 different varieties of bark mulch and 5 different varieties of aggregate that are proposed to be stored in bins comprised of prefabricated interlocked concrete blocks. The loading of the above referenced materials will be done with a loader type piece of construction equipment in the designated areas of the yard. The delivery of materials will be done so typically in a tri-axle type dump truck, as needed. The business will also consist of the retail of plants and flowers in the designated area shown on the Site Plan. The transactions of the business will be conducted in a 12' X 12' shed.

The lack of work in the heavy hauling industry has allowed the employees of Emerson Trucking more available time and therefore the owners anticipate no increase of employees from the current number of 4, again 2 being the owners.

The original site review looked at and reviewed traffic impacts for an east coast heavy hauling business with up to 5 tractor trailers, which was sub sequentially approved. Emerson Trucking currently operating with 2 tractor trailers, less than half the capacity for which it was approved. With no foreseeable increase in the heavy hauling industry, the traffic impact numbers need to be adjusted for this portion of the permitted on site business. Emerson Trucking currently has 4 employees, 2 of which are owners, 2 tractor trailers, which generate 2 round trips each per week, for a total of 4 round trips per week for the Emerson Trucking portion of the traffic impact.

The anticipated traffic for the proposed Barrington Mulch & Flower business has an estimated maximum of 20 round trips per day. The majority of these clients would be local resident, driving normal size vehicles and trucks up to $\frac{3}{4}$ ton. The owners anticipate some light construction vehicular traffic from local contractors, but do not believe that number would be in excess of 25% of their Barrington Mulch & Flower clientele. The other aspect of traffic impact considered are the vehicles that would deliver product to the business. The frequency at which these larger size dump trucks would make round trips to the place of business is based on the amount of volume the retail business actually generates. A generous estimate for the amount of round trips generated from deliveries of the proposed business would be one per day, and not to exceed three deliveries in any one day, with the exception being the one day when the initial inventory is purchased.

Combined, Emerson Trucking and Barrington Mulch & Flower, will have a total of 4 employees, 2 low bed tractor trailers, that generate 4 round trips per week, and an additional 15 round trips per day for consumers driving vehicle $\frac{3}{4}$ ton, or smaller, 5 round trips per day consisting of light construction.

LAND USE OFFICE

AUG 14 2013

RECEIVED

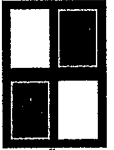




Pohopek Land Surveying & Septic System Design, LLC

PO Box 651, Barrington, NH 03825 Phone: 603 842 2467

E mail: j46p@yahoo.com



SITE REVIEW NARRATIVE (continued)

vehicles, being one tons and small dump trucks, and one round trip per day for deliveries which include vehicles as large as tri-axle dump trucks.

This proposed business is located at #836 Washington Street, also known as US Route 202, in Barrington, on the corner with Greenhill Road. The area is located within the General Residential Zoning District and within the Highway Commercial Overlay District. The proposed is consistent with allowable uses, as defined in the Town of Barrington Zoning Ordinance.

The proposed hours of operation will be from ~~7:30 am to 5:30 pm~~, Monday through Saturday. ~~Closed on Sundays~~

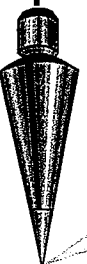
6AM - 6PM 7 DAYS A WEEK.

LAND USE OFFICE

AUG 14 2013

RECEIVED

Land Surveying • Septic System Design • Subdivisions • Shoreland Permitting • Wetlands Delineations



833

WASHINGTON STREET

BARRINGTON

MULCH

&

FLOWER

(803) 332-6748

LAND USE OFFICE

AUG 14 2013

RECEIVED

LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, including persons whose property is separated from the concerned property by a street(s), public land(s) or stream(s). It is the responsibility of the applicant to determine the completeness and accuracy of the list of abutters.

LOCUS PARCEL

Map 207	Lot 42	Gerald Sr. & Lori Emerson #836 Washington Street Barrington, NH 03825
---------	--------	---

ADJACENT PROPERTY OWNERS

Map 207	Lot 5	Sally Bartels #12 Covenant Way Barrington, NH 03825
Map 207	Lot 32	Camp Fireside #483 Washington Street Barrington, NH 03825
Map 207	Lot 41	Janet McKenna #856 Washington Street Barrington, NH 03825
Map 207	Lot 43	Richard & Carol Rohrer #504 Greenhill Road Barrington, NH 03825
Map 207	Lot 53	Scott Hebert #529 Greenhill Road Barrington, NH 03825

PROFESSIONALS

Jason Pohopek
Design & Construction, LLC
PO Box 651
Barrington, NH 03825

LAND USE OFFICE

AUG 14 2013

RECEIVED